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OFFICE OF REGIONAL COUNSEL  
EPA - REGION X

February 9, 2006

Mr. Michael Madden  
Vice President Real Estate  
Insurance Auto Auctions, Inc.  
Two Westbrook Corporate Center, Suite 500  
Westchester IL 60154

Re: IAAI's Lease With Container Properties  
9229 E Marginal Way South  
Tukwila Washington

Dear Mr. Madden:

This office represents Container Properties as environmental counsel in connection with Container's ongoing compliance with an outstanding EPA RCRA Order, the scope of which includes the Container Properties/IAAI leasehold. EPA has asked that we confirm that the lease provides for access to the property by EPA as specified by its Order. I have assured EPA that the access provided in the lease includes the access required under the Order. In particular, paragraph 12 of the lease (copy enclosed) specifically provides for access including for EPA to enter the premises at all reasonable times for the purposes of inspection, repair, environmental remediation, groundwater sampling or as required by federal, state, or local law. Under the terms of the Order at paragraph 10 (copy enclosed), EPA is authorized to enter at all reasonable times and freely move about the premises pursuant to the Order including during regular business hours or at an otherwise reasonable time including within four hours of oral notice of their intent to enter the facility. Although the access provisions in the lease do not specifically provide for short-term oral notice per se, Section 7 of the lease does provide that the tenant shall not cause or permit the premises to be used in any way which violates any law including government orders. Accordingly, and as we have advised EPA, the lease specifically acknowledges that IAAI will not cause or permit the outstanding RCRA Order to be violated in any respect including EPA's access rights.

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Mr. Michael Madden  
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On behalf of Container, we thank you for your courtesy and cooperation and look forward to your future occupancy.

Sincerely,



David L. Blount

/jlc

Enclosures

cc: Mr. Jeff Davis, Davis Properties, LLC  
Ms. Jennifer MacDonald, EPA Assistant Regional Counsel, Region 10